



## Thatchers End Tithe Hill

Churchstow, Kingsbridge, TQ7 3QZ

Asking Price £220,000



The search is over. A holiday home that is appealing inside as it is on the outside. Character aplenty in this 1 bedroom stone built cottage. Tucked away in a village with a pub just 3.5 miles from Bantham Sands. Already run as a successful holiday let, this is the period home you can buy with your heart and your head. Blissful holidays when you are here, income when you are not.



**Location:**

Churchstow is situated just outside of Kingsbridge and has a village shop, the popular Church House Inn and an impressive church. The village has some excellent primary schools in its catchment area in nearby Kingsbridge and Thurlestone. The village is located within a short distance from some stunning beaches in Bantham and Thurlestone and is also ideal for commuters to Plymouth with easy access to the A379 for both car and bus routes.

**The Property:**

Thatchers end is a beautifully presented grade II listed period cottage in Churchstow. Situated on a quiet country lane, the property benefits from living room with woodburning stove, large double bedroom, fitted bathroom and kitchen.

A wooden stable door leads to the kitchen which is fitted with a selection of units with workspace over, and inset sink and drainer. Integrated appliances include a ceramic hob and oven/grill/microwave combi, with space and plumbing for washing machine. There is also space for an undercounter fridge, and the tiled floor continues throughout the ground floor of the property.

The family bathroom is fitted with a white suite comprising bath with shower over, hand wash basin and low-level WC. An obscure window provides natural light and there is a wall mounted electric towel warmer and fan heater.

The living room is a beautiful cosy space with beamed ceiling, and feature exposed stone wall with fireplace and woodburning stove with solid wood mantel above. The front elevation window provides plenty of light and has a wooden mantle above and window seat below.

Winding stairs lead to the spacious and bright double bedroom with painted floorboards and exposed beams to ceiling. Insert shelves, and wall mounted electric heater and bespoke built-in wardrobes to recess.

**Outside:**

the property benefits from a private parking space outside a neighbouring property approximately 50 yards away.

The property is full of period features with many curved walls and original wooden beams. The property has been previously used as an Airbnb, and would make a perfect bolt hole or continued use as a holiday let.

Income as a holiday let: £11,500 April 2023 - 2024  
Let out for a total of 140 nights - 24 stays @ £85 - £110 per night  
8 Future guests booked in (as of April 24) between May - Dec 2024

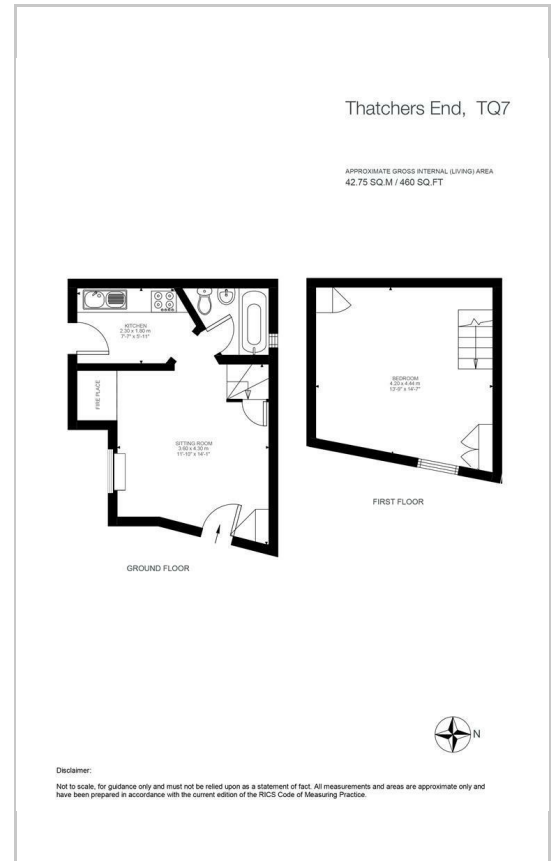
Tenure: Freehold

- Services: Mains water, drainage and electricity
- Construction: Stone under a thatch roof.
- Recent thatch repair carried out. Thatch will need replacing in next 5-10 years with estimated cost of £20,000
- Broadband: ADSL and Superfast upto 20 Mbps available locally (Ofcom)
- Mobile Coverage: A choice of providers locally. (Ofcom)

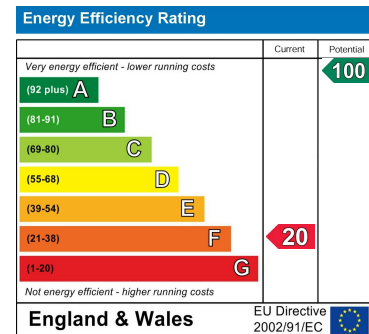
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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